090.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,106,100 / 1,106,100
					USE VALUE:	1,106,100 / 1,106,100
					ASSESSED:	1,106,100 / 1,106,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		MEAD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BODE JAMES A & CRISTA M L/TRS
Owner 2:	BODE REVOCABLE LIVING TRUST
Owner 3:	
Street 1:	22 MEAD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BODE JAMES A/CRISTA M -
Owner 2:	-
Street 1:	22 MEAD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,200 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1957, having primarily Clapboard Exterior and 4501 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6200.000	681,900		424,200	1,106,100
Total Card	0.142	681,900		424,200	1,106,100
Total Parcel	0.142	681,900		424,200	1,106,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 245.75 | /Parcel: 245.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 58216

GIS Ref

GIS Ref

Insp Date 11/07/18

!7357!

PREVIOUS ASSESSMENT

Parcel ID 090.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	681,900	0	6,200.	424,200	1,106,100	1,106,100	Year End Roll	12/18/2019
2019	101	FV	496,600	0	6,200.	430,300	926,900	926,900	Year End Roll	1/3/2019
2018	101	FV	496,600	0	6,200.	321,200	817,800	817,800	Year End Roll	12/20/2017
2017	101	FV	496,600	0	6,200.	290,900	787,500	787,500	Year End Roll	1/3/2017
2016	101	FV	496,600	0	6,200.	278,800	775,400	775,400	Year End	1/4/2016
2015	101	FV	199,000	0	6,200.	236,300	435,300	435,300	Year End Roll	12/11/2014
2014	101	FV	199,000	0	6,200.	224,200	423,200	423,200	Year End Roll	12/16/2013
2013	101	FV	199,000	0	6,200.	213,300	412,300	412,300		12/13/2012

PRINT

Date	Time
12/10/20	22:00:12

LAST REV

Date	Time
02/05/19	12:49:32

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7357

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BODE JAMES A/CR	69624-581		7/19/2017	Convenience	1	No	No		
AGRI JOSEPH J	49676-200		6/27/2007		427,500	No	No		
	8989-17		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	58216
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2014	652	Addition	140,000					
6/25/1993	281	Manual	5,000					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
6/26/2014	Info Fm Prmt	PC	PHIL C
12/11/2008	Meas/Inspect	189	PATRIOT
12/3/2008	MLS	MM	Mary M
8/2/2007	MLS	HC	Helen Chinal
1/27/2000	Mailer Sent		
1/27/2000	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6200		Sq. Ft.	Site		0	70.	0.98	5									424,200						424,200	

Total AC/HA: 0.14233 | Total SF/SM: 6200 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 424,200 | Spl Credit | Total: 424,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.92443800
Const Adj.:	0.99989998
Adj $ / SQ:	115.543
Other Features:	91577
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	714826
Depreciation:	32882
Depreciated Total:	681944

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

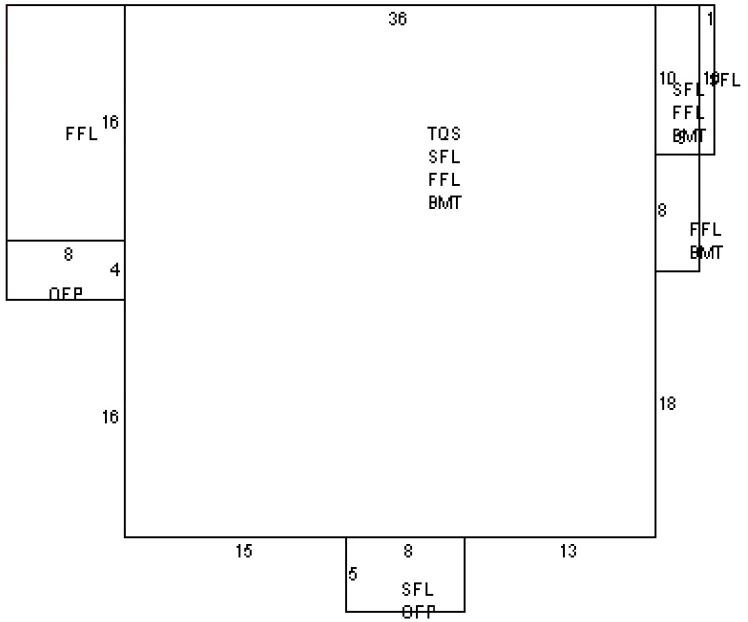
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	139.81
Special Features:	0	Val/Su Net:	129.94
Final Total:	681900	Val/Su SzAd	178.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,478	115.540	170,773
SFL	Second Floor	1,376	115.540	158,987
BMT	Basement	1,350	40.210	54,282
TQS	3/4 Story	972	115.540	112,308
OFP	Open Porch	72	39.410	2,838

Net Sketched Area:	5,248			Total:	499,188
Size Ad	3826	Gross Are	5572	FinArea	4501

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	